



9 The Brambles, Retford, DN22 6RU





Tucked away within a small and exclusive, gated development on the edge of Retford town centre, this charming one-bedroom mid-terrace bungalow offers comfortable and low-maintenance living in a peaceful setting. Beautifully suited to those looking to downsize or local investors, the property combines practicality with a warm and inviting atmosphere throughout. The living accommodation benefits from a comfortable and light lounge diner with double glazed French doors that lead onto the secluded patio at the rear of the property. A small yet welcoming kitchen boasts everything needed for modern cooking and the welcoming double bedroom provides a quiet retreat for occupants. The contemporary bathroom is accessed via the bedroom and also benefits from gas central heating.

Retford itself offers an excellent range of amenities including supermarkets, independent shops, cafes, restaurants, and a popular monthly farmers market. The award-winning Kings' Park and Chesterfield Canal provide attractive green spaces and scenic walks, while excellent transport links include direct rail services to London King's Cross in approximately 1 hour 25 minutes and convenient access to the A1 motorway.

Entrance Hall

Welcoming entrance hall with useful built-in storage cupboard, loft access with ladder and partial boarding, and double-glazed entrance door.

Lounge/Diner 4.6m x 2.62m (15'1" x 8'7")

A bright and comfortable living space featuring an electric fire creating a cosy focal point. Double-glazed window to the front aspect and double-glazed patio doors allowing plenty of natural light and access to the outdoor seating area. Central heating radiator.

Kitchen 2.11m x 2.59m (6'11" x 8'6")

Fitted with a range of wall and base units complemented by work surfaces with tiled splashbacks. Stainless steel sink and drainer, freestanding oven with extractor hood over, integrated washer and fridge freezer, central heating boiler, and double-glazed window to the rear aspect.



Bedroom One 2.72m x 2.79m (8'11" x 9'2")

A comfortable double bedroom with coving to the ceiling, central heating radiator, and double-glazed window to the front aspect.

En Suite

Fitted with a low flush WC, wash hand basin with vanity storage, and walk-in shower with fully tiled surround. Heated towel rail and double-glazed obscure window to the front aspect.

Externally

The property benefits from a private and low-maintenance patio seating area, ideal for enjoying outdoor relaxation in a peaceful setting.

Additional information

Service charge of £300 annually that covers: car park maintenance, six monthly visits from a local gardener and electric gated servicing.

Low cost energy bills for electric and gas.

The hardwood windows throughout the property have a remaining 27 year guarantee.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

